HOUSING MARKET INFORMATION

HOUSING NOW
Edmonton CMA

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: November 2011

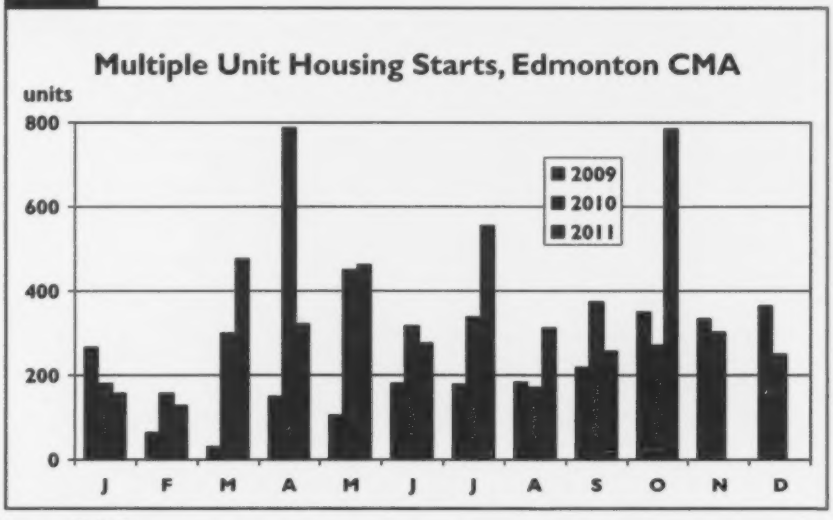
New Home Market

Edmonton's Housing Starts Increase in October

October housing starts in the Edmonton Census Metropolitan Area (CMA) totalled 1,250 units, up 66 per cent compared with 755 units in October 2010. This represented the best October performance for the homebuilding industry since 2002. For the year-to-date, total housing starts reached 7,960 units, down eight per cent from 8,646 units recorded in the first 10 months of 2010. Meanwhile, total dwellings under construction in October stood at 9,399 units, for a three per cent increase from this time one year earlier.

Multi-family starts in October were almost triple the volume reported in October 2010, representing the

Figure 1



Source: CMHC

Table of Contents

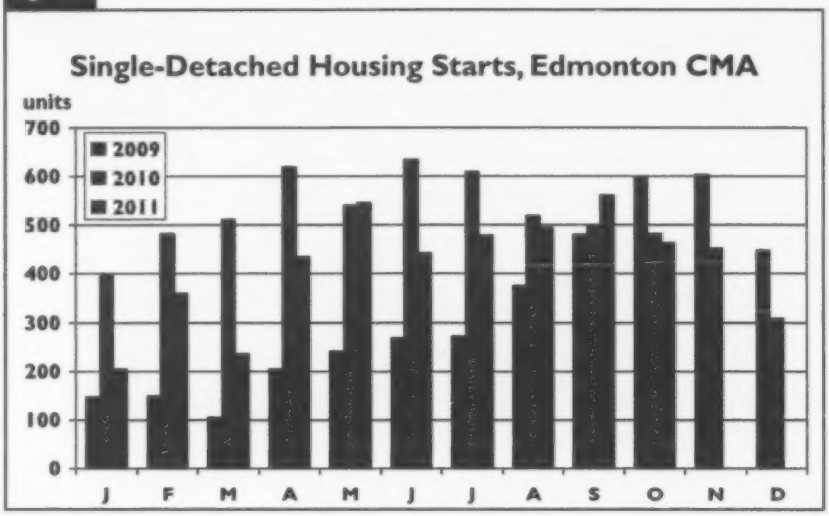
1 New Home Market
3 Maps of Edmonton
9 Housing Now Report Tables
10 Summary by Market
16 Starts
20 Completions
23 Absorptions
25 Average Price
26 MLS® Activity
27 Economic Indicators

SUBSCRIBE NOW!

Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.

strongest month since April 2010. Semi-detached units, rows, and apartments totalled 786 starts across the Capital region compared with 271 a year prior. Semi-detached and row unit starts increased year-over-year by 29 and 51 per cent, respectively. Apartment starts, meanwhile, increased from 100 units in October 2010 to 550 units this year. To the end of October, multi-family starts were up 12 per cent from the first 10 months of 2010, reaching 3,735 units. Multiples under construction in October were up by 17 per cent from October of last year to 5,958 units, representing the highest amount since July 2009.

Figure 2



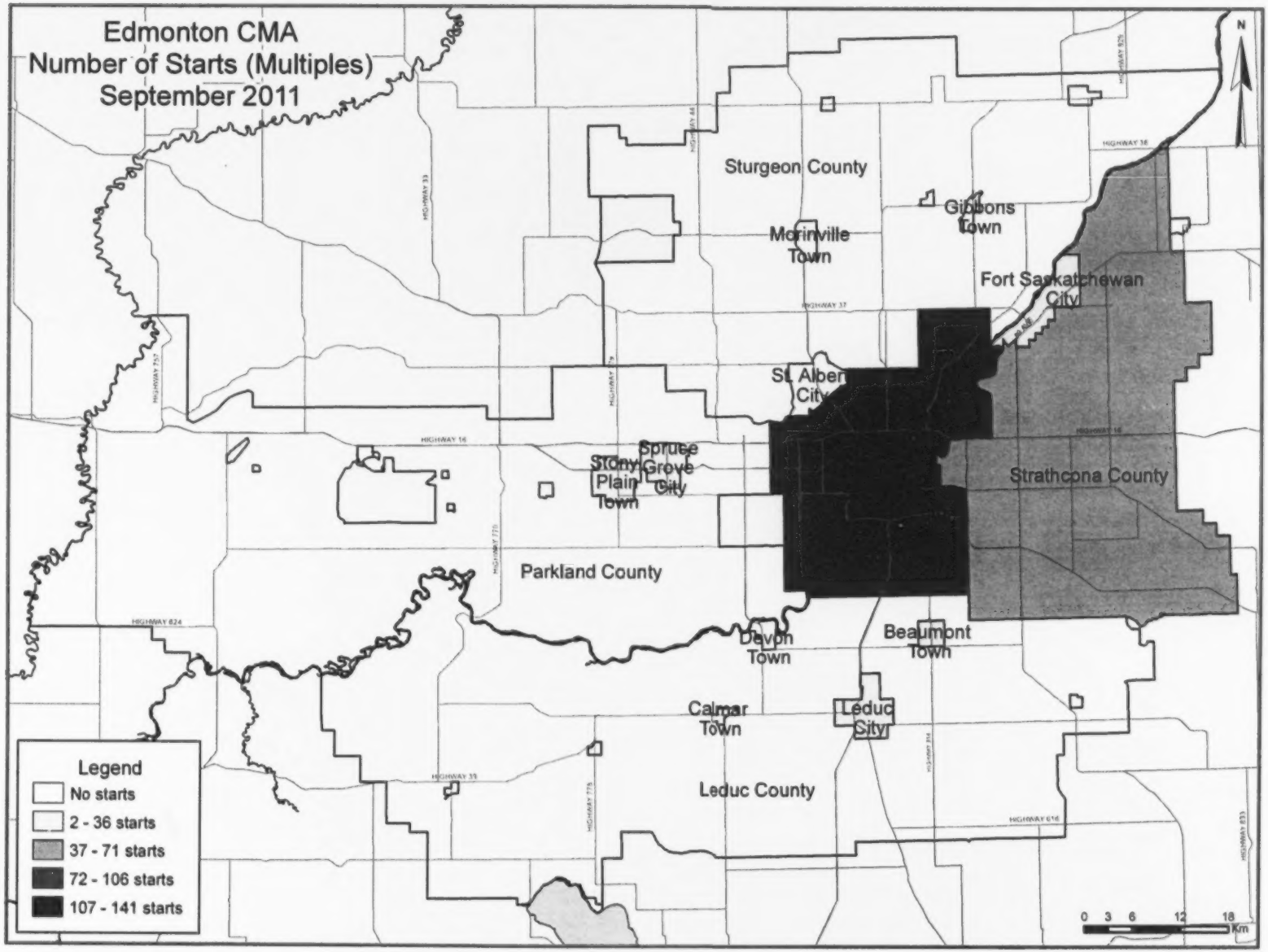
Source: CMHC

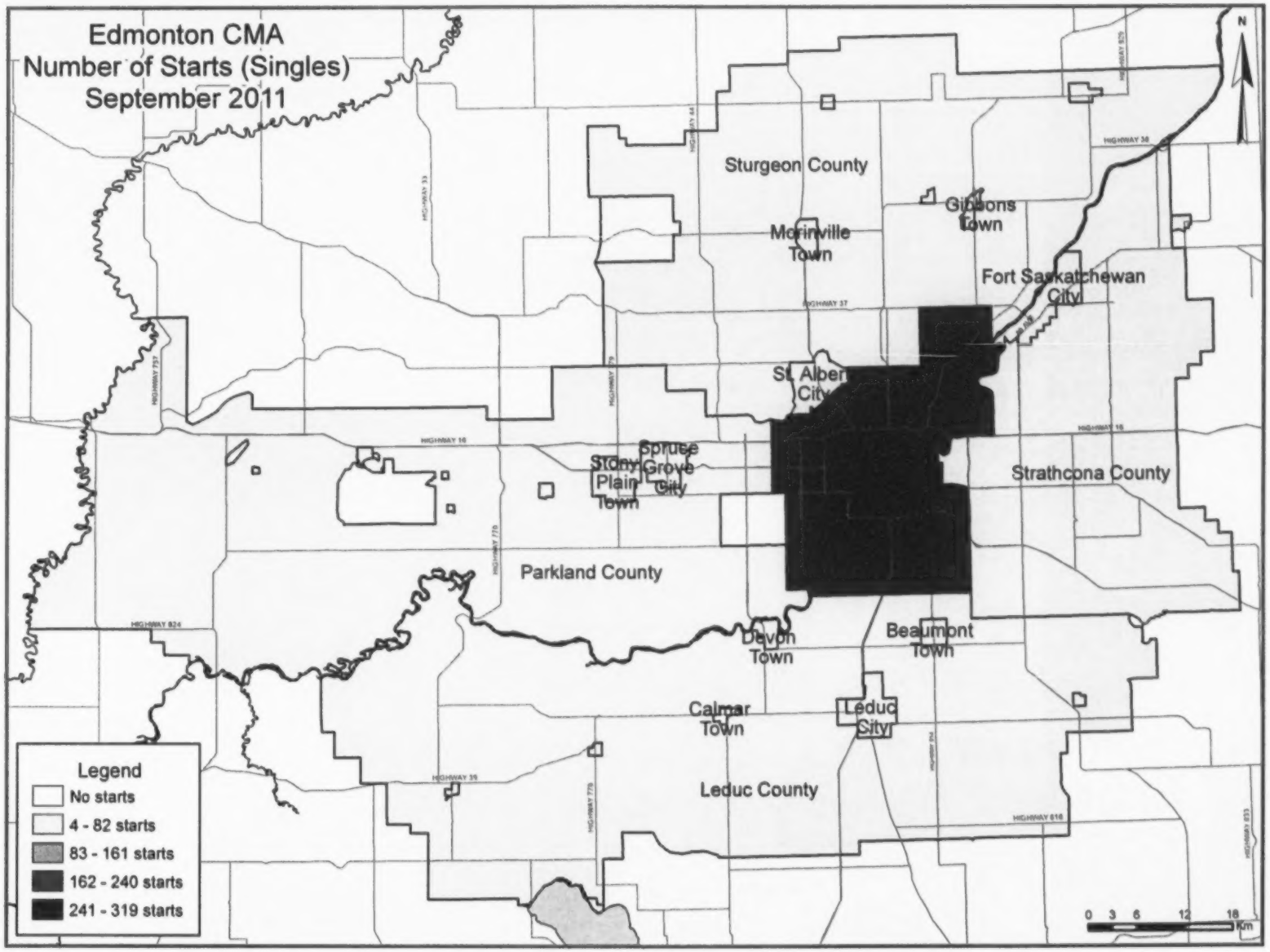
Multiple unit completions rose by five per cent year-over-year in October to 291 units. Absorptions, meanwhile, increased in October by 13 per cent from a year prior to 305 units. With absorptions outpacing completion in October, inventory levels decreased on a month-over-month basis from September. There were 902 completed and unoccupied multiple dwellings on hand across the Edmonton region in October, representing the lowest level in 11 months and a four per cent decrease from October 2010.

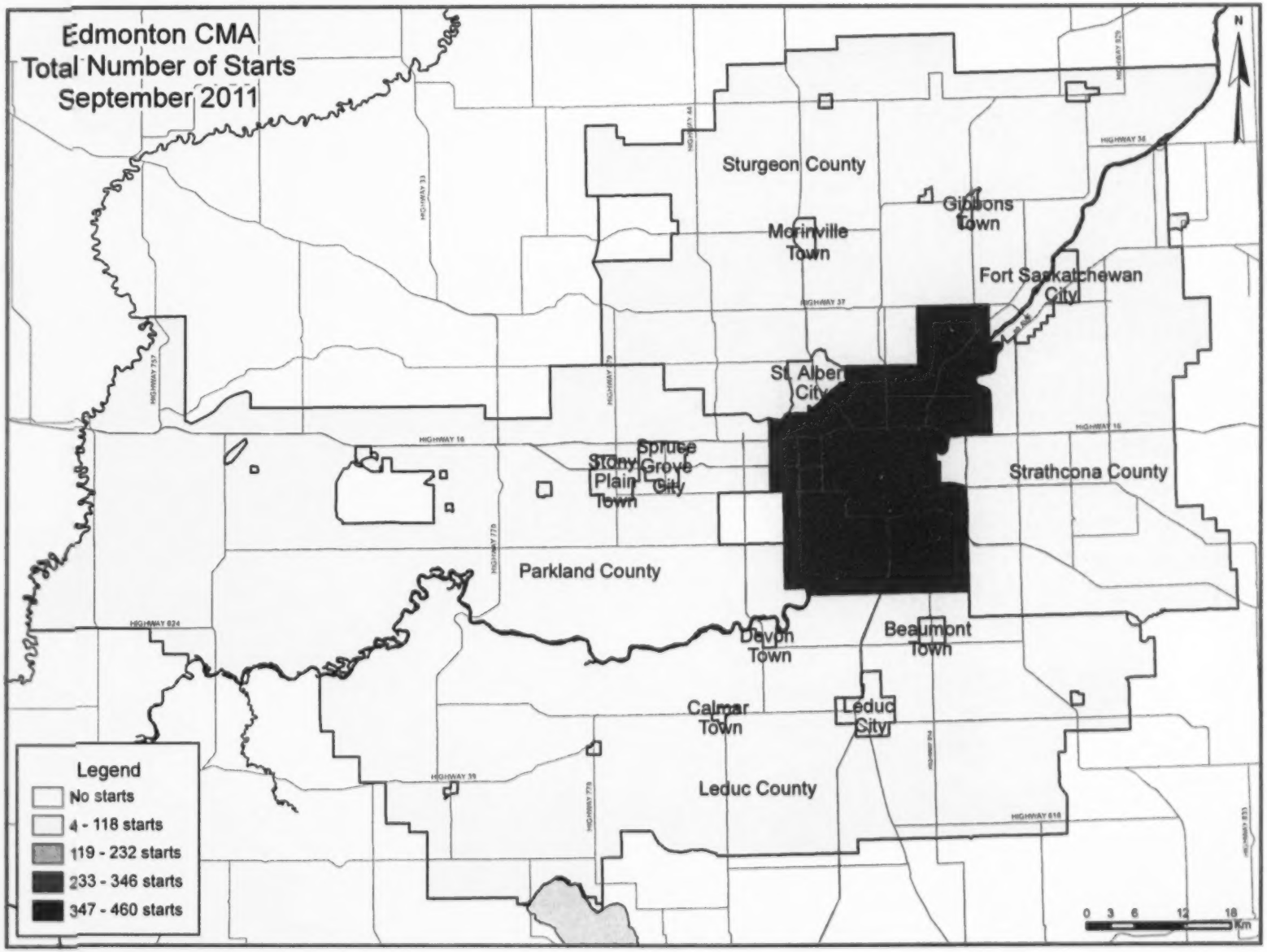
Single-detached starts in October decreased year-over-year by four per cent to 464 units. Within the city of Edmonton the change from October 2010 was less pronounced, with activity down by 1.5 per cent to 265 units. After 10 months of 2011, single-detached starts across Metro totalled 4,225 units, representing a decrease of 20 per cent from the 5,300 units started between January and October 2010. Adequate new and resale single-detached inventories have subdued production levels throughout much of this year. Single-detached units under construction in October were 15 per cent below this time in 2010.

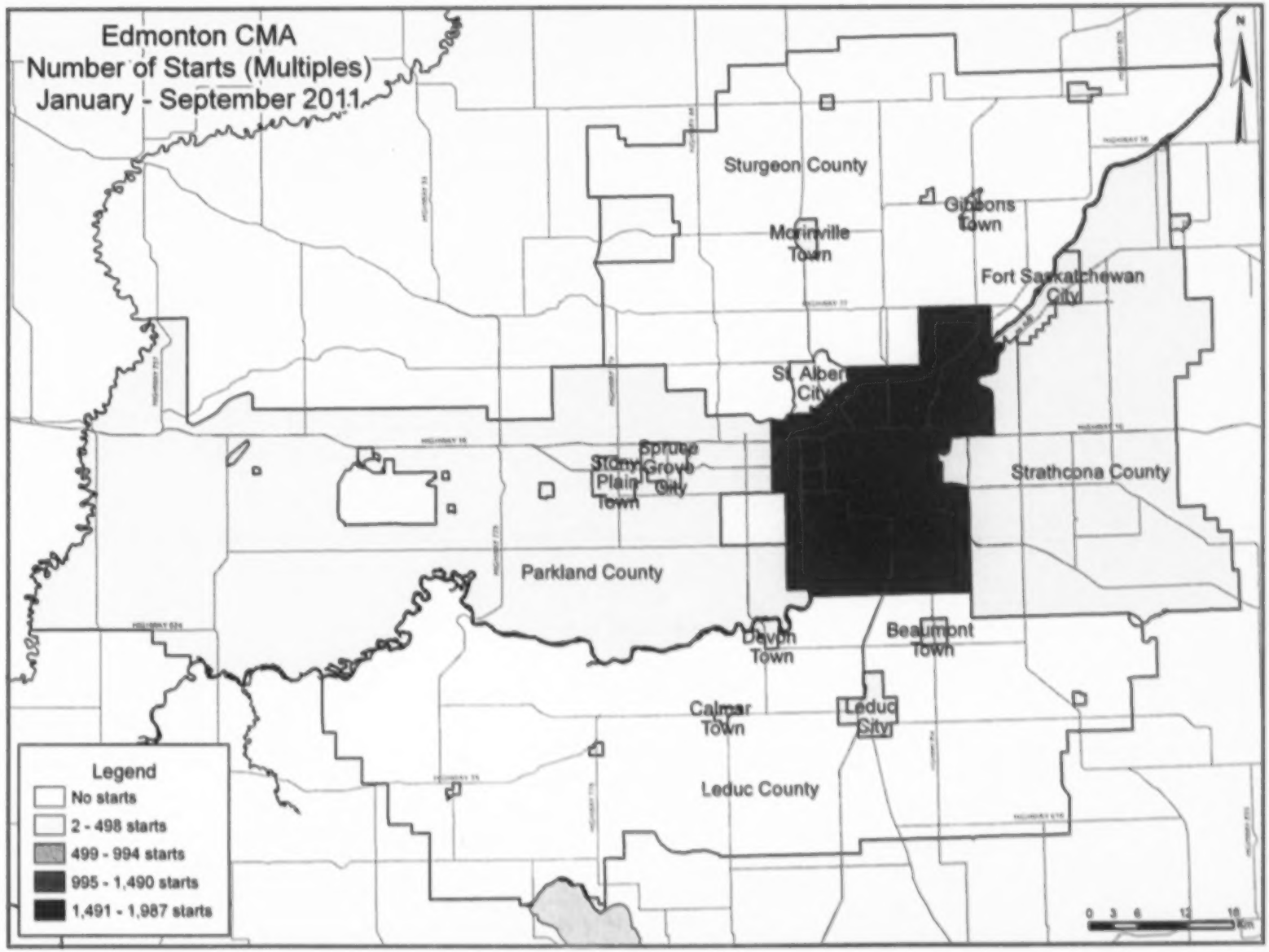
Single-detached completions decreased in October by 15 per cent from October 2010 to 448 units, representing the fourth consecutive month of year-over-year declines. Absorptions in October reached 426 units compared with 492 in the same month last year. Meanwhile, inventory levels (including show homes) rose on a month-over-month basis to 619 units, representing the highest level since March and a 24 per cent increase from October 2010.

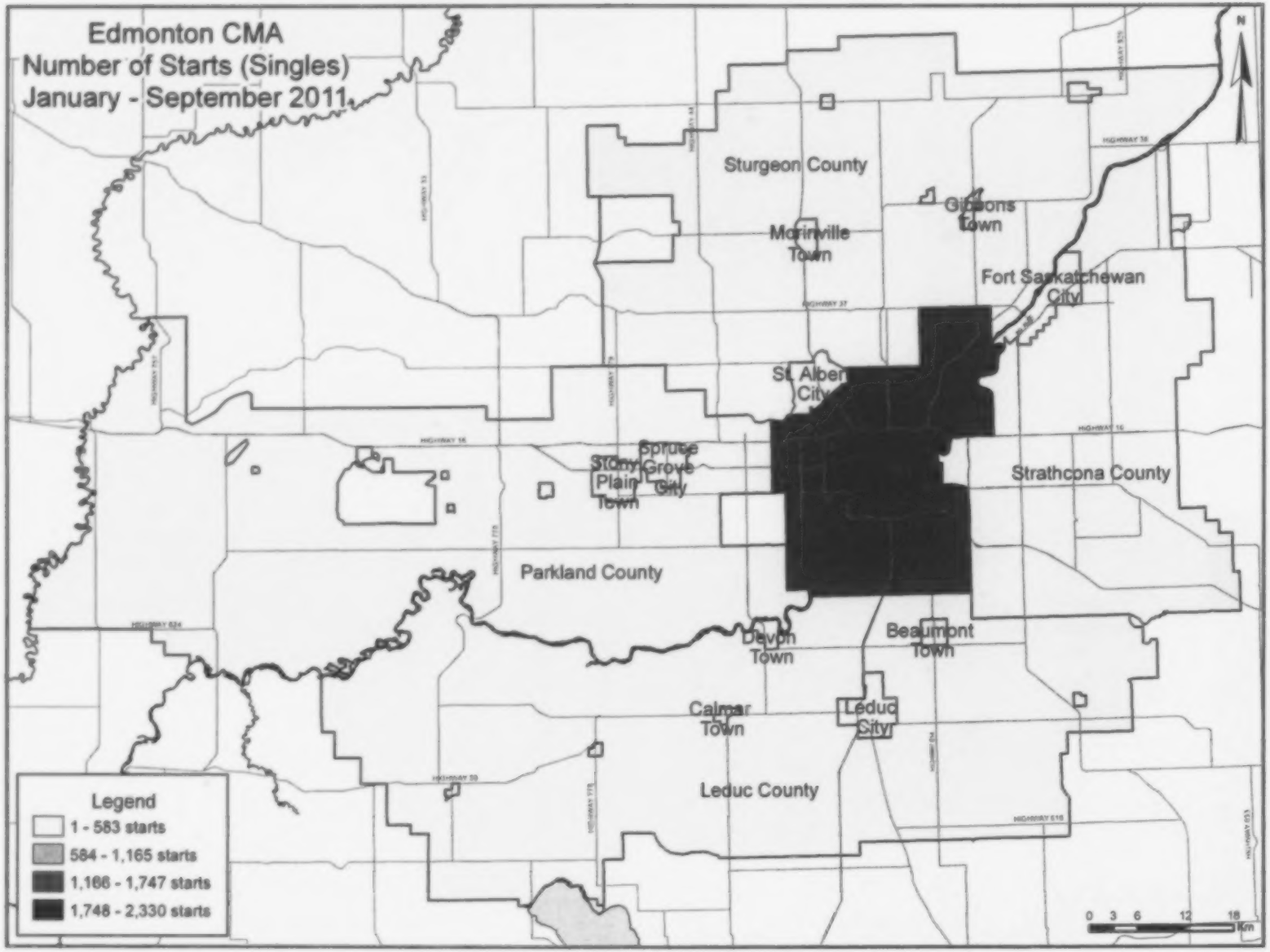
The average price of single-detached units absorbed in October decreased by three per cent from October 2010 to $474,854. This represented Metro Edmonton's lowest monthly absorbed average price since May 2010. The proportion of units absorbed for less than $450,000 increased slightly in October to 56 per cent compared with 51 per cent of units absorbed in October 2010.

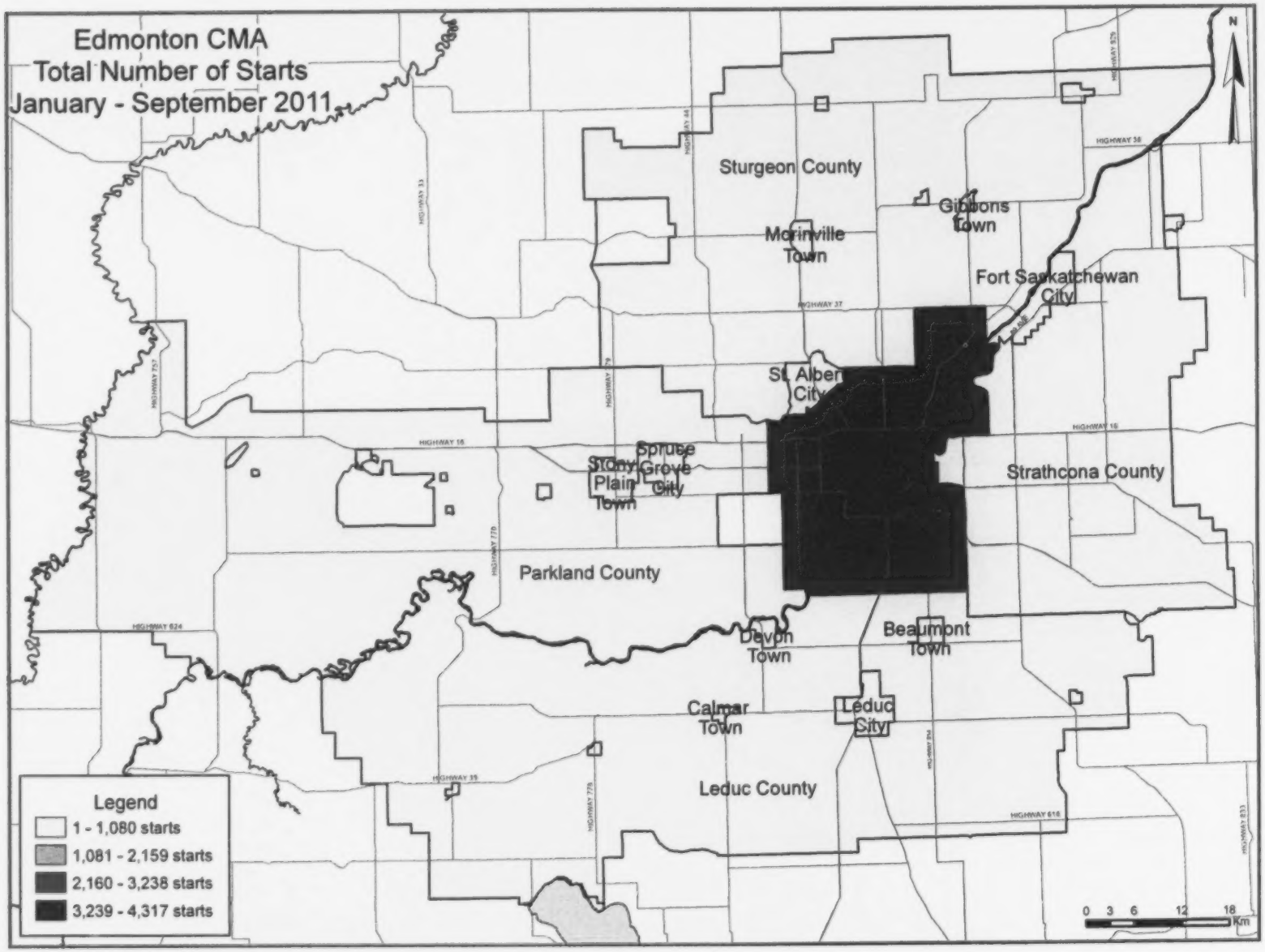

Edmonton CMA
Number of Starts (Multiples)
September 2011
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Strathcona County
Spruce Grove City
Stony Plain Town
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
2 - 36 starts
37 - 71 starts
72 - 106 starts
107 - 141 starts
0 3 6 12 18
Km
N


Edmonton CMA
Number of Starts (Singles)
September 2011
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Strathcona County
Spruce Grove City
Stony Plain Town
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
4 - 82 starts
83 - 161 starts
162 - 240 starts
241 - 319 starts
0 3 6 12 18
Km
N


Edmonton CMA
Total Number of Starts
September 2011
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Strathcona County
Spruce Grove City
Stony Plain Town
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
4 - 118 starts
119 - 232 starts
233 - 346 starts
347 - 460 starts
N
0 3 6 12 18
Km


Edmonton CMA
Number of Starts (Multiples)
January - September 2011
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Sprucе Grove City
Stony Plain Town
Strathcona County
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
2 - 498 starts
499 - 994 starts
995 - 1,490 starts
1,491 - 1,987 starts
0 3 6 12 18 Km


Edmonton CMA
Number of Starts (Singles)
January - September 2011
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Strathcona County
Stony Plain Town
Sprucе Grove City
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
1 - 583 starts
584 - 1,165 starts
1,166 - 1,747 starts
1,748 - 2,330 starts
0 3 6 12 18
km
N


Edmonton CMA
Total Number of Starts
January - September 2011
N
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Strathcona County
Stony Plain Town
Spruce Grove City
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
HIGHWAY 16
HIGHWAY 37
HIGHWAY 38
HIGHWAY 624
HIGHWAY 39
HIGHWAY 616
Legend
1 - 1,080 starts
1,081 - 2,159 starts
2,160 - 3,238 starts
3,239 - 4,317 starts
0 3 6 12 18
Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
–	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Edmonton CMA
October 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
October 2011	464	114	46	0	76	454	0	96	1 250
October 2010	484	92	4	0	71	100	4	0	755
% Change	-4,1	23,9	**	n/a	7,0	**	-100,0	n/a	65,6
Year-to-date 2011	4 213	1 006	108	12	529	1 392	0	700	7 960
Year-to-date 2010	5 292	1 072	111	8	695	1 243	38	187	8 646
% Change	-20,4	-6,2	-2,7	50,0	-23,9	12,0	-100,0	**	-7,9
UNDER CONSTRUCTION									
October 2011	3 422	842	96	10	771	3 343	17	898	9 399
October 2010	4 036	750	101	14	973	2 953	39	290	9 156
% Change	-15,2	12,3	-5,0	-28,6	-20,8	13,2	-56,4	**	2,7
COMPLETIONS									
October 2011	443	72	11	5	66	118	0	24	739
October 2010	527	160	15	0	91	0	12	0	805
% Change	-15,9	-55,0	-26,7	n/a	-27,5	n/a	-100,0	n/a	-8,2
Year-to-date 2011	4 460	778	98	8	663	1 085	68	180	7 340
Year-to-date 2010	4 283	1 038	88	8	675	968	16	416	7 492
% Change	4,1	-25,0	11,4	0,0	-1,8	12,1	**	-56,7	-2,0
COMPLETED & NOT ABSORBED									
October 2011	618	111	19	0	153	617	1	2	1 521
October 2010	500	102	18	0	165	563	1	94	1 443
% Change	23,6	8,8	5,6	n/a	-7,3	9,6	0,0	-97,9	5,4
ABSORBED									
October 2011	420	53	6	6	78	166	0	2	731
October 2010	492	132	11	0	100	26	0	0	761
% Change	-14,6	-59,8	-45,5	n/a	-22,0	**	n/a	n/a	-3,9
Year-to-date 2011	4 370	739	92	9	671	1 086	3	123	7 093
Year-to-date 2010	4 179	991	80	8	749	1 134	7	271	7 419
% Change	4,6	-25,4	15,0	12,5	-10,4	-4,2	-57,1	-54,6	-4,4

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
October 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Edmonton City									
October 2011	265	74	42	0	56	454	0	0	891
October 2010	269	70	4	0	59	62	0	0	464
Beaumont Town									
October 2011	31	0	0	0	0	0	0	0	31
October 2010	16	6	0	0	0	0	0	0	22
Devon Town									
October 2011	0	0	0	0	0	0	0	0	0
October 2010	3	0	0	0	0	0	0	0	3
Fort Saskatchewan City									
October 2011	28	14	0	0	0	0	0	0	42
October 2010	24	6	0	0	0	0	0	0	30
Leduc City									
October 2011	23	8	0	0	0	0	0	0	31
October 2010	11	0	0	0	6	0	0	0	17
Leduc County									
October 2011	9	0	0	0	0	0	0	0	9
October 2010	14	0	0	0	0	0	0	0	14
Morinville Town									
October 2011	3	0	4	0	12	0	0	0	19
October 2010	6	0	0	0	0	0	0	0	6
Parkland County									
October 2011	15	0	0	0	0	0	0	0	15
October 2010	33	2	0	0	0	0	0	0	35
Spruce Grove City									
October 2011	13	10	0	0	0	0	0	0	23
October 2010	9	4	0	0	0	0	0	0	13
St. Albert City									
October 2011	14	0	0	0	0	0	0	96	110
October 2010	13	0	0	0	0	0	0	0	13
Stony Plain Town									
October 2011	8	2	0	0	0	0	0	0	10
October 2010	17	0	0	0	0	0	0	0	17
Strathcona County									
October 2011	36	6	0	0	8	0	0	0	50
October 2010	46	4	0	0	6	38	0	0	94
Sturgeon County									
October 2011	12	0	0	0	0	0	0	0	12
October 2010	14	0	0	0	0	0	0	0	14
Remainder of the CMA									
October 2011	7	0	0	0	0	0	0	0	7
October 2010	9	0	0	0	0	0	4	0	13
Edmonton CMA									
October 2011	464	114	46	0	76	454	0	96	1 250
October 2010	484	92	4	0	71	100	4	0	755

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
October 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Edmonton City									
October 2011	2 062	616	80	8	556	2 823	13	237	6 395
October 2010	2 072	486	65	11	693	2 505	23	86	5 941
Beaumont Town									
October 2011	185	14	0	0	0	0	0	66	265
October 2010	242	24	0	0	30	0	0	0	296
Devon Town									
October 2011	13	2	0	0	5	0	0	0	20
October 2010	10	4	0	0	10	0	0	28	52
Fort Saskatchewan City									
October 2011	129	58	0	1	6	0	0	223	417
October 2010	179	46	11	0	21	0	0	152	409
Leduc City									
October 2011	116	44	0	0	8	160	0	139	467
October 2010	294	46	0	0	16	165	0	24	545
Leduc County									
October 2011	89	0	0	0	0	0	0	0	89
October 2010	106	0	0	0	0	0	0	0	106
Morinville Town									
October 2011	37	4	8	0	46	0	0	0	95
October 2010	73	2	8	0	60	0	0	0	143
Parkland County									
October 2011	128	2	0	0	0	0	0	0	130
October 2010	188	2	0	0	0	0	0	0	190
Spruce Grove City									
October 2011	90	48	8	1	54	99	0	103	403
October 2010	153	72	9	0	4	0	0	0	238
St. Albert City									
October 2011	133	0	0	0	0	0	0	96	229
October 2010	129	4	0	0	0	36	0	0	169
Stony Plain Town									
October 2011	42	14	0	0	36	0	0	0	92
October 2010	52	6	4	0	64	141	12	0	279
Strathcona County									
October 2011	225	36	0	0	56	261	0	34	612
October 2010	332	56	4	3	75	61	0	0	531
Sturgeon County									
October 2011	119	0	0	0	0	0	0	0	119
October 2010	143	0	0	0	0	0	0	0	143
Remainder of the CMA									
October 2011	54	4	0	0	4	0	4	0	66
October 2010	63	2	0	0	0	45	4	0	114
Edmonton CMA									
October 2011	3 422	842	96	10	771	3 343	17	898	9 399
October 2010	4 036	750	101	14	973	2 953	39	290	9 156

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
October 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Edmonton City									
October 2011	244	48	4	5	64	82	0	24	471
October 2010	332	122	15	0	77	0	12	0	558
Beaumont Town									
October 2011	35	2	0	0	0	0	0	0	37
October 2010	15	0	0	0	2	0	0	0	17
Devon Town									
October 2011	1	0	0	0	0	0	0	0	1
October 2010	3	0	0	0	0	0	0	0	3
Fort Saskatchewan City									
October 2011	16	2	0	0	0	0	0	0	18
October 2010	24	8	0	0	4	0	0	0	36
Leduc City									
October 2011	17	4	0	0	0	0	0	0	21
October 2010	22	10	0	0	2	0	0	0	34
Leduc County									
October 2011	12	0	0	0	0	0	0	0	12
October 2010	7	0	0	0	0	0	0	0	7
Morinville Town									
October 2011	5	0	0	0	0	0	0	0	5
October 2010	10	0	0	0	0	0	0	0	10
Parkland County									
October 2011	24	0	0	0	0	0	0	0	24
October 2010	19	0	0	0	0	0	0	0	19
Spruce Grove City									
October 2011	10	12	7	0	0	0	0	0	29
October 2010	19	6	0	0	0	0	0	0	25
St. Albert City									
October 2011	16	0	0	0	0	36	0	0	52
October 2010	23	0	0	0	0	0	0	0	23
Stony Plain Town									
October 2011	8	2	0	0	0	0	0	0	10
October 2010	8	4	0	0	0	0	0	0	12
Strathcona County									
October 2011	47	2	0	0	2	0	0	0	51
October 2010	34	10	0	0	6	0	0	0	50
Sturgeon County									
October 2011	6	0	0	0	0	0	0	0	6
October 2010	4	0	0	0	0	0	0	0	4
Remainder of the CMA									
October 2011	2	0	0	0	0	0	0	0	2
October 2010	7	0	0	0	0	0	0	0	7
Edmonton CMA									
October 2011	443	72	11	5	66	118	0	24	739
October 2010	527	160	15	0	91	0	12	0	805

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
October 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Edmonton City									
October 2011	264	67	5	0	79	376	1	0	792
October 2010	240	68	11	0	99	380	1	82	881
Beaumont Town									
October 2011	40	2	0	0	1	0	0	0	43
October 2010	5	0	0	0	1	0	0	0	6
Devon Town									
October 2011	1	0	0	0	2	0	0	0	3
October 2010	5	0	0	0	0	0	0	0	5
Fort Saskatchewan City									
October 2011	53	8	0	0	17	46	0	0	124
October 2010	48	11	1	0	18	64	0	0	142
Leduc City									
October 2011	51	11	0	0	9	20	0	0	91
October 2010	22	2	0	0	15	21	0	0	60
Leduc County									
October 2011	3	0	0	0	0	0	0	0	3
October 2010	2	0	0	0	0	0	0	0	2
Morinville Town									
October 2011	28	0	2	0	8	0	0	0	38
October 2010	15	0	3	0	9	0	0	0	27
Parkland County									
October 2011	22	2	0	0	0	0	0	0	24
October 2010	9	0	0	0	0	0	0	0	9
Spruce Grove City									
October 2011	28	12	11	0	0	74	0	0	125
October 2010	25	9	3	0	1	93	0	0	131
St. Albert City									
October 2011	34	0	0	0	0	37	0	0	71
October 2010	34	2	0	0	4	0	0	0	40
Stony Plain Town									
October 2011	23	2	0	0	11	61	0	0	97
October 2010	23	3	0	0	13	2	0	0	41
Strathcona County									
October 2011	66	6	1	0	26	0	0	2	101
October 2010	72	5	0	0	5	3	0	12	97
Sturgeon County									
October 2011	2	0	0	0	0	0	0	0	2
October 2010	0	0	0	0	0	0	0	0	0
Remainder of the CMA									
October 2011	3	1	0	0	0	3	0	0	7
October 2010	0	2	0	0	0	0	0	0	2
Edmonton CMA									
October 2011	618	111	19	0	153	617	1	2	1 521
October 2010	500	102	18	0	165	563	1	94	1 443

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
October 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Edmonton City									
October 2011	237	36	4	5	68	129	0	0	479
October 2010	310	94	10	0	80	22	0	0	516
Beaumont Town									
October 2011	26	2	0	0	0	0	0	0	28
October 2010	19	0	0	0	3	0	0	0	22
Devon Town									
October 2011	1	0	0	0	2	0	0	0	3
October 2010	1	0	0	0	0	0	0	0	1
Fort Saskatchewan City									
October 2011	12	1	0	0	3	0	0	2	18
October 2010	19	11	1	0	3	2	0	0	36
Leduc City									
October 2011	11	2	0	0	0	0	0	0	13
October 2010	25	8	0	0	6	0	0	0	39
Leduc County									
October 2011	12	0	0	0	0	0	0	0	12
October 2010	6	0	0	0	0	0	0	0	6
Morinville Town									
October 2011	6	0	0	0	0	0	0	0	6
October 2010	6	0	0	0	1	0	0	0	7
Parkland County									
October 2011	24	0	0	0	0	0	0	0	24
October 2010	19	0	0	0	0	0	0	0	19
Spruce Grove City									
October 2011	16	10	2	0	0	0	0	0	28
October 2010	21	6	0	0	0	0	0	0	27
St. Albert City									
October 2011	18	0	0	0	0	36	0	0	54
October 2010	20	0	0	0	0	0	0	0	20
Stony Plain Town									
October 2011	8	0	0	0	4	1	0	0	13
October 2010	7	2	0	0	1	1	0	0	11
Strathcona County									
October 2011	41	1	0	1	1	0	0	0	44
October 2010	28	11	0	0	6	1	0	0	46
Sturgeon County									
October 2011	5	0	0	0	0	0	0	0	5
October 2010	4	0	0	0	0	0	0	0	4
Remainder of the CMA									
October 2011	3	1	0	0	0	0	0	0	4
October 2010	7	0	0	0	0	0	0	0	7
Edmonton CMA									
October 2011	420	53	6	6	78	166	0	2	731
October 2010	492	132	11	0	100	26	0	0	761

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Edmonton CMA
2001 - 2010

	Ownership						Rental		Total[a]
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2010	6 054	1 158	125	8	828	1 463	38	285	9 959
% Change	55,9	25,3	-9,4	-42,9	36,2	**	**	-2,7	57,7
2009	3 883	924	138	14	608	453	4	293	6 317
% Change	49,1	50,5	200,0	**	-18,6	-81,9	-81,0	**	-4,5
2008	2 604	614	46	2	747	2 507	21	74	6 615
% Change	-65,9	-51,7	-11,5	-93,1	-54,6	-35,0	-44,7	-79,2	-55,6
2007	7 644	1 270	52	29	1 644	3 856	38	355	14 888
% Change	-15,4	18,0	6,1	-3,3	54,4	11,9	**	36,0	-0,5
2006	9 032	1 076	49	30	1 065	3 445	12	261	14 970
% Change	19,1	52,0	**	-11,8	-5,2	11,2	-84,4	-60,7	12,6
2005	7 586	708	3	34	1 124	3 098	77	664	13 294
% Change	15,4	7,9	-62,5	-12,8	29,0	28,7	-27,4	-19,7	15,7
2004	6 574	656	8	39	871	2 407	106	827	11 488
% Change	3,5	33,9	-89,7	2,6	-14,9	-22,9	-10,2	-28,7	-7,2
2003	6 353	490	78	38	1 023	3 120	118	1 160	12 380
% Change	-7,1	40,8	**	72,7	-5,8	48,9	-25,3	-42,9	-1,6
2002	6 838	348	3	22	1 086	2 096	158	2 030	12 581
% Change	38,4	89,1	-85,0	22,2	125,3	95,9	**	80,3	60,2
2001	4 939	184	20	18	482	1 070	12	1 126	7 855

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type October 2011											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2011	Oct 2010	Oct 2011	Oct 2010	Oct 2011	Oct 2010	Oct 2011	Oct 2010	Oct 2011	Oct 2010	% Change
Edmonton City	265	269	86	72	86	61	454	62	891	464	92,0
Beaumont Town	31	16	0	6	0	0	0	0	31	22	40,9
Calmar Town	4	0	0	0	0	0	0	0	4	0	n/a
Devon Town	0	3	0	0	0	0	0	0	0	3	-100,0
Fort Saskatchewan City	28	24	14	6	0	0	0	0	42	30	40,0
Gibbons Town	1	4	0	0	0	0	0	0	1	4	-75,0
Leduc City	23	11	8	2	0	4	0	0	31	17	82,4
Leduc County	9	14	0	0	0	0	0	0	9	14	-35,7
Morinville Town	3	6	0	0	16	0	0	0	19	6	**
Parkland County	15	33	0	2	0	0	0	0	15	35	-57,1
Spruce Grove City	13	9	10	4	0	0	0	0	23	13	76,9
St. Albert City	14	13	0	0	0	0	96	0	110	13	**
Stony Plain Town	8	17	2	0	0	0	0	0	10	17	-41,2
Strathcona County	36	46	6	6	8	4	0	38	50	94	-46,8
Sturgeon County	12	14	0	0	0	0	0	0	12	14	-14,3
Remainder of the CMA	2	5	0	0	0	4	0	0	2	9	-77,8
Edmonton CMA	464	484	126	98	110	73	550	100	1 250	755	65,6

Table 2.1: Starts by Submarket and by Dwelling Type January - October 2011											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Edmonton City	2 595	2 983	774	860	415	571	1 424	1 015	5 208	5 429	-4,1
Beaumont Town	205	198	22	32	0	0	66	0	293	230	27,4
Calmar Town	5	4	0	0	0	0	0	0	5	4	25,0
Devon Town	14	10	2	4	0	5	0	28	16	47	-66,0
Fort Saskatchewan City	175	246	66	74	0	11	71	0	312	331	-5,7
Gibbons Town	17	21	0	0	0	0	0	7	17	28	-39,3
Leduc City	149	258	50	32	8	8	207	285	414	583	-29,0
Leduc County	77	103	0	0	0	0	0	0	77	103	-25,2
Morinville Town	62	102	4	0	20	11	0	0	86	113	-23,9
Parkland County	126	207	2	2	0	0	0	0	128	209	-38,8
Spruce Grove City	133	255	136	108	24	8	103	0	396	371	6,7
St. Albert City	168	161	0	4	0	0	96	0	264	165	60,0
Stony Plain Town	74	95	16	12	0	12	0	22	90	141	-36,2
Strathcona County	266	450	56	90	42	66	125	61	489	667	-26,7
Sturgeon County	127	156	0	0	0	0	0	0	127	156	-18,6
Remainder of the CMA	32	51	2	2	4	4	0	12	38	69	-44,9
Edmonton CMA	4 225	5 300	1 130	1 220	513	694	2 092	1 430	7 960	8 646	-7,9

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
October 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2011	Oct 2010	Oct 2011	Oct 2010	Oct 2011	Oct 2010	Oct 2011	Oct 2010
Edmonton City	86	61	0	0	454	62	0	0
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	4	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	16	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	0	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	96	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	8	4	0	0	0	38	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	4	0	0	0	0
Edmonton CMA	110	69	0	4	454	100	96	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - October 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Edmonton City	415	549	0	22	1 187	976	237	39
Beaumont Town	0	0	0	0	0	0	66	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	5	0	0	0	0	0	28
Fort Saskatchewan City	0	11	0	0	0	0	71	0
Gibbons Town	0	0	0	0	0	7	0	0
Leduc City	8	8	0	0	80	165	127	120
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	20	11	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	24	8	0	0	0	0	103	0
St. Albert City	0	0	0	0	0	0	96	0
Stony Plain Town	0	0	0	12	0	22	0	0
Strathcona County	42	66	0	0	125	61	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	4	0	0	4	0	12	0	0
Edmonton CMA	513	658	0	38	1 392	1 243	700	187

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
October 2011

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2011	Oct 2010	Oct 2011	Oct 2010	Oct 2011	Oct 2010	Oct 2011	Oct 2010
Edmonton City	381	343	510	121	0	0	891	464
Beaumont Town	31	22	0	0	0	0	31	22
Calmar Town	4	0	0	0	0	0	4	0
Devon Town	0	3	0	0	0	0	0	3
Fort Saskatchewan City	42	30	0	0	0	0	42	30
Gibbons Town	1	4	0	0	0	0	1	4
Leduc City	31	11	0	6	0	0	31	17
Leduc County	9	14	0	0	0	0	9	14
Morinville Town	7	6	12	0	0	0	19	6
Parkland County	15	35	0	0	0	0	15	35
Spruce Grove City	23	13	0	0	0	0	23	13
St. Albert City	14	13	0	0	96	0	110	13
Stony Plain Town	10	17	0	0	0	0	10	17
Strathcona County	42	50	8	44	0	0	50	94
Sturgeon County	12	14	0	0	0	0	12	14
Remainder of the CMA	2	5	0	0	0	4	2	9
Edmonton CMA	624	580	530	171	96	4	1 250	755

Table 2.5: Starts by Submarket and by Intended Market
January - October 2011

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Edmonton City	3 389	3 795	1 582	1 573	237	61	5 208	5 429
Beaumont Town	227	221	0	9	66	0	293	230
Calmar Town	5	4	0	0	0	0	5	4
Devon Town	16	14	0	5	0	28	16	47
Fort Saskatchewan City	234	331	7	0	71	0	312	331
Gibbons Town	17	21	0	7	0	0	17	28
Leduc City	199	288	88	175	127	120	414	583
Leduc County	77	103	0	0	0	0	77	103
Morinville Town	74	113	12	0	0	0	86	113
Parkland County	128	209	0	0	0	0	128	209
Spruce Grove City	238	363	55	8	103	0	396	371
St. Albert City	168	165	0	0	96	0	264	165
Stony Plain Town	90	107	0	22	0	12	90	141
Strathcona County	304	532	185	135	0	0	489	667
Sturgeon County	127	156	0	0	0	0	127	156
Remainder of the CMA	34	53	4	12	0	4	38	69
Edmonton CMA	5 327	6 475	1 933	1 946	700	225	7 960	8 646

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type October 2011											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2011	Oct 2010	Oct 2011	Oct 2010	Oct 2011	Oct 2010	Oct 2011	Oct 2010	Oct 2011	Oct 2010	% Change
Edmonton City	249	332	66	138	50	88	106	0	471	558	-15,6
Beaumont Town	35	15	2	2	0	0	0	0	37	17	117,6
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	1	3	0	0	0	0	0	0	1	3	-66,7
Fort Saskatchewan City	16	24	2	8	0	4	0	0	18	36	-50,0
Gibbons Town	1	0	0	0	0	0	0	0	1	0	n/a
Leduc City	17	22	4	12	0	0	0	0	21	34	-38,2
Leduc County	12	7	0	0	0	0	0	0	12	7	71,4
Morinville Town	5	10	0	0	0	0	0	0	5	10	-50,0
Parkland County	24	19	0	0	0	0	0	0	24	19	26,3
Spruce Grove City	10	19	12	6	7	0	0	0	29	25	16,0
St. Albert City	16	23	0	0	0	0	36	0	52	23	126,1
Stony Plain Town	8	8	2	4	0	0	0	0	10	12	-16,7
Strathcona County	47	34	4	16	0	0	0	0	51	50	2,0
Sturgeon County	6	4	0	0	0	0	0	0	6	4	50,0
Remainder of the CMA	1	7	0	0	0	0	0	0	1	7	-85,7
Edmonton CMA	448	527	92	186	57	92	142	0	739	805	-8,2

Table 3.1: Completions by Submarket and by Dwelling Type January - October 2011											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Edmonton City	2 452	2 581	642	776	472	459	909	1 159	4 475	4 975	-10,1
Beaumont Town	223	42	40	12	0	6	0	0	263	60	**
Calmar Town	5	0	0	0	0	0	0	0	5	0	n/a
Devon Town	9	11	2	8	5	10	28	0	44	29	51,7
Fort Saskatchewan City	197	180	42	110	24	19	71	0	334	309	8,1
Gibbons Town	19	14	2	0	0	0	0	0	21	14	50,0
Leduc City	245	156	44	54	10	58	12	143	311	411	-24,3
Leduc County	86	57	0	2	0	0	0	0	86	59	45,8
Morinville Town	80	62	0	2	31	14	3	0	114	78	46,2
Parkland County	181	142	2	0	0	0	0	0	183	142	28,9
Spruce Grove City	188	238	104	70	25	12	0	0	317	320	-0,9
St. Albert City	148	161	4	22	0	24	101	82	253	289	-12,5
Stony Plain Town	80	112	10	16	28	4	141	0	259	132	96,2
Strathcona County	348	388	60	110	60	25	0	0	468	523	-10,5
Sturgeon County	165	115	0	2	0	0	0	0	165	117	41,0
Remainder of the CMA	42	32	0	2	0	0	0	0	42	34	23,5
Edmonton CMA	4 468	4 291	952	1 186	655	631	1 265	1 384	7 340	7 492	-2,0

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
October 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2011	Oct 2010	Oct 2011	Oct 2010	Oct 2011	Oct 2010	Oct 2011	Oct 2010
Edmonton City	50	76	0	12	82	0	24	0
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	4	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	0	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	7	0	0	0	0	0	0	0
St. Albert City	0	0	0	0	36	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	0	0	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	57	80	0	12	118	0	24	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - October 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Edmonton City	419	447	53	12	843	968	66	191
Beaumont Town	0	6	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	5	10	0	0	0	0	28	0
Fort Saskatchewan City	24	19	0	0	0	0	71	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	10	54	0	4	0	0	12	143
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	28	14	3	0	0	0	3	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	25	12	0	0	0	0	0	0
St. Albert City	0	24	0	0	101	0	0	82
Stony Plain Town	16	4	12	0	141	0	0	0
Strathcona County	60	25	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	587	615	68	16	1 085	968	180	416

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
October 2011

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2011	Oct 2010	Oct 2011	Oct 2010	Oct 2011	Oct 2010	Oct 2011	Oct 2010
Edmonton City	296	469	151	77	24	12	471	558
Beaumont Town	37	15	0	2	0	0	37	17
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	1	3	0	0	0	0	1	3
Fort Saskatchewan City	18	32	0	4	0	0	18	36
Gibbons Town	1	0	0	0	0	0	1	0
Leduc City	21	32	0	2	0	0	21	34
Leduc County	12	7	0	0	0	0	12	7
Morinville Town	5	10	0	0	0	0	5	10
Parkland County	24	19	0	0	0	0	24	19
Spruce Grove City	29	25	0	0	0	0	29	25
St. Albert City	16	23	36	0	0	0	52	23
Stony Plain Town	10	12	0	0	0	0	10	12
Strathcona County	49	44	2	6	0	0	51	50
Sturgeon County	6	4	0	0	0	0	6	4
Remainder of the CMA	1	7	0	0	0	0	1	7
Edmonton CMA	526	702	189	91	24	12	739	805

Table 3.5: Completions by Submarket and by Intended Market
January - October 2011

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Edmonton City	3 005	3 318	1 351	1 454	119	203	4 475	4 975
Beaumont Town	249	52	14	8	0	0	263	60
Calmar Town	5	0	0	0	0	0	5	0
Devon Town	11	19	5	10	28	0	44	29
Fort Saskatchewan City	244	300	19	9	71	0	334	309
Gibbons Town	21	14	0	0	0	0	21	14
Leduc City	287	194	12	70	12	147	311	411
Leduc County	86	59	0	0	0	0	86	59
Morinville Town	88	74	20	4	6	0	114	78
Parkland County	183	142	0	0	0	0	183	142
Spruce Grove City	313	316	4	4	0	0	317	320
St. Albert City	152	177	101	30	0	82	253	289
Stony Plain Town	90	122	157	10	12	0	259	132
Strathcona County	395	471	73	52	0	0	468	523
Sturgeon County	165	117	0	0	0	0	165	117
Remainder of the CMA	42	34	0	0	0	0	42	34
Edmonton CMA	5 336	5 409	1 756	1 651	248	432	7 340	7 492

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
October 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Edmonton City													
October 2011	41	17,4	102	43,2	52	22,0	29	12,3	12	5,1	236	421 650	445 764
October 2010	37	12,4	115	38,5	84	28,1	27	9,0	36	12,0	299	446 200	500 910
Year-to-date 2011	275	11,8	820	35,3	575	24,7	303	13,0	353	15,2	2 326	458 550	527 917
Year-to-date 2010	391	15,9	1 061	43,2	519	21,1	213	8,7	271	11,0	2 455	429 700	487 607
Beaumont Town													
October 2011	5	19,2	9	34,6	9	34,6	2	7,7	1	3,8	26	438 303	452 102
October 2010	1	5,3	8	42,1	6	31,6	3	15,8	1	5,3	19	465 633	465 421
Year-to-date 2011	39	20,0	97	49,7	40	20,5	11	5,6	8	4,1	195	411 507	425 067
Year-to-date 2010	11	23,4	19	40,4	11	23,4	4	8,5	2	4,3	47	400 000	425 594
Calmar Town													
October 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	2	100,0	0	0,0	0	0,0	0	0,0	0	0,0	2	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Devon Town													
October 2011	0	0,0	1	100,0	0	0,0	0	0,0	0	0,0	1	--	--
October 2010	0	0,0	1	100,0	0	0,0	0	0,0	0	0,0	1	--	--
Year-to-date 2011	2	18,2	7	63,6	2	18,2	0	0,0	0	0,0	11	389 900	394 767
Year-to-date 2010	1	12,5	4	50,0	1	12,5	2	25,0	0	0,0	8	--	--
Fort Saskatchewan City													
October 2011	2	16,7	10	83,3	0	0,0	0	0,0	0	0,0	12	373 550	376 542
October 2010	1	5,3	12	63,2	3	15,8	1	5,3	2	10,5	19	419 000	452 353
Year-to-date 2011	10	5,3	132	70,6	28	15,0	11	5,9	6	3,2	187	398 100	429 353
Year-to-date 2010	34	21,0	91	56,2	22	13,6	7	4,3	8	4,9	162	386 800	414 079
Gibbons Town													
October 2011	1	100,0	0	0,0	0	0,0	0	0,0	0	0,0	1	--	--
October 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	7	36,8	8	42,1	4	21,1	0	0,0	0	0,0	19	373 000	385 132
Year-to-date 2010	8	57,1	6	42,9	0	0,0	0	0,0	0	0,0	14	345 000	335 214
Leduc City													
October 2011	5	45,5	3	27,3	1	9,1	1	9,1	1	9,1	11	361 200	401 249
October 2010	11	44,0	7	28,0	4	16,0	1	4,0	2	8,0	25	382 190	404 843
Year-to-date 2011	89	39,2	95	41,9	27	11,9	11	4,8	5	2,2	227	369 900	388 611
Year-to-date 2010	71	42,8	59	35,5	20	12,0	13	7,8	3	1,8	166	361 200	385 299
Leduc County													
October 2011	1	8,3	2	16,7	0	0,0	2	16,7	7	58,3	12	682 000	619 904
October 2010	0	0,0	2	33,3	0	0,0	3	50,0	1	16,7	6	--	--
Year-to-date 2011	14	16,7	20	23,8	15	17,9	19	22,6	16	19,0	84	508 125	506 823
Year-to-date 2010	13	23,6	14	25,5	16	29,1	7	12,7	5	9,1	55	459 900	449 971
Morinville Town													
October 2011	0	0,0	6	100,0	0	0,0	0	0,0	0	0,0	6	--	--
October 2010	1	20,0	3	60,0	1	20,0	0	0,0	0	0,0	5	--	--
Year-to-date 2011	16	25,4	44	69,8	3	4,8	0	0,0	0	0,0	63	379 000	380 837
Year-to-date 2010	21	31,8	37	56,1	8	12,1	0	0,0	0	0,0	66	369 000	372 253

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
October 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Parkland County													
October 2011	2	22,2	1	11,1	0	0,0	0	0,0	6	66,7	9	--	--
October 2010	3	21,4	3	21,4	3	21,4	1	7,1	4	28,6	14	495 018	501 109
Year-to-date 2011	5	7,8	7	10,9	9	14,1	8	12,5	35	54,7	64	700 000	706 721
Year-to-date 2010	22	25,6	14	16,3	10	11,6	7	8,1	33	38,4	86	506 948	589 392
Spruce Grove City													
October 2011	2	12,5	7	43,8	4	25,0	3	18,8	0	0,0	16	430 357	455 471
October 2010	4	20,0	10	50,0	5	25,0	1	5,0	0	0,0	20	388 287	404 625
Year-to-date 2011	20	11,5	95	54,6	31	17,8	23	13,2	5	2,9	174	421 423	441 783
Year-to-date 2010	55	24,7	123	55,2	30	13,5	11	4,9	4	1,8	223	380 218	398 795
St. Albert City													
October 2011	0	0,0	4	23,5	2	11,8	5	29,4	6	35,3	17	577 400	592 106
October 2010	0	0,0	6	31,6	5	26,3	3	15,8	5	26,3	19	523 800	550 589
Year-to-date 2011	1	0,7	31	22,0	44	31,2	34	24,1	31	22,0	141	545 700	568 129
Year-to-date 2010	1	0,7	39	26,2	50	33,6	31	20,8	28	18,8	149	515 900	570 993
Stony Plain Town													
October 2011	2	25,0	6	75,0	0	0,0	0	0,0	0	0,0	8	--	--
October 2010	1	14,3	5	71,4	1	14,3	0	0,0	0	0,0	7	--	--
Year-to-date 2011	17	23,0	47	63,5	8	10,8	1	1,4	1	1,4	74	389 950	381 038
Year-to-date 2010	44	41,5	47	44,3	10	9,4	1	0,9	4	3,8	106	372 401	387 901
Strathcona County													
October 2011	0	0,0	8	21,1	19	50,0	6	15,8	5	13,2	38	510 000	572 505
October 2010	0	0,0	7	25,0	15	53,6	4	14,3	2	7,1	28	480 000	513 318
Year-to-date 2011	0	0,0	87	25,9	123	36,6	57	17,0	69	20,5	336	504 500	590 613
Year-to-date 2010	3	0,9	115	33,8	115	33,8	44	12,9	63	18,5	340	480 500	594 632
Sturgeon County													
October 2011	0	0,0	1	20,0	0	0,0	2	40,0	2	40,0	5	--	--
October 2010	1	25,0	0	0,0	1	25,0	0	0,0	2	50,0	4	--	--
Year-to-date 2011	37	22,7	22	13,5	21	12,9	25	15,3	58	35,6	163	550 000	561 337
Year-to-date 2010	24	20,5	11	9,4	18	15,4	25	21,4	39	33,3	117	580 000	575 342
Remainder of the CMA													
October 2011	1	100,0	0	0,0	0	0,0	0	0,0	0	0,0	1	--	--
October 2010	2	66,7	0	0,0	0	0,0	1	33,3	0	0,0	3	--	--
Year-to-date 2011	14	48,3	9	31,0	3	10,3	1	3,4	2	6,9	29	390 000	394 331
Year-to-date 2010	16	57,1	5	17,9	2	7,1	1	3,6	4	14,3	28	327 400	382 314
Edmonton CMA													
October 2011	62	15,5	160	40,1	87	21,8	50	12,5	40	10,0	399	433 300	474 854
October 2010	62	13,2	179	38,2	128	27,3	45	9,6	55	11,7	469	444 900	488 824
Year-to-date 2011	548	13,4	1 521	37,1	933	22,8	504	12,3	589	14,4	4 095	449 000	510 346
Year-to-date 2010	715	17,8	1 645	40,9	832	20,7	366	9,1	464	11,5	4 022	428 500	485 243

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units October 2011						
Submarket	Oct 2011	Oct 2010	% Change	YTD 2011	YTD 2010	% Change
Edmonton City	445 764	500 910	-11,0	527 917	487 607	8,3
Beaumont Town	452 102	465 421	-2,9	425 067	425 594	-0,1
Calmar Town	--	--	n/a	--	--	n/a
Devon Town	--	--	n/a	394 767	--	n/a
Fort Saskatchewan City	376 542	452 353	-16,8	429 353	414 079	3,7
Gibbons Town	--	--	n/a	385 132	335 214	14,9
Leduc City	401 249	404 843	-0,9	388 611	385 299	0,9
Leduc County	619 904	--	n/a	506 823	449 971	12,6
Morinville Town	--	--	n/a	380 837	372 253	2,3
Parkland County	--	501 109	n/a	706 721	589 392	19,9
Spruce Grove City	455 471	404 625	12,6	441 783	398 795	10,8
St. Albert City	592 106	550 589	7,5	568 129	570 993	-0,5
Stony Plain Town	--	--	n/a	381 038	387 901	-1,8
Strathcona County	572 505	513 318	11,5	590 613	594 632	-0,7
Sturgeon County	--	--	n/a	561 337	575 342	-2,4
Remainder of the CMA	--	--	n/a	394 331	382 314	3,1
Edmonton CMA	474 854	488 824	-2,9	510 346	485 243	5,2

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Edmonton
October 2011

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2010	January	884	21,1	1 478	2 199	2 670	55,4	314 783	-0,7	321 571
	February	1 298	20,7	1 510	2 505	2 759	54,7	316 927	2,6	325 683
	March	1 691	22,5	1 434	3 728	2 929	49,0	342 933	11,0	335 588
	April	1 846	0,2	1 473	3 884	3 036	48,5	339 172	8,7	340 773
	May	1 825	-15,5	1 379	3 670	3 010	45,8	340 723	4,4	332 554
	June	1 658	-35,0	1 200	3 473	2 864	41,9	335 271	2,1	328 466
	July	1 389	-39,0	1 243	2 955	2 707	45,9	329 731	1,5	325 981
	August	1 305	-22,0	1 232	2 730	2 656	46,4	326 550	2,6	329 846
	September	1 282	-24,8	1 303	2 695	2 751	47,4	325 060	-0,7	327 419
	October	1 154	-24,8	1 354	2 291	2 610	51,9	317 096	-0,6	324 933
	November	1 223	-3,0	1 402	1 877	2 529	55,4	318 538	0,0	330 294
	December	848	-10,5	1 395	1 124	2 609	53,5	310 885	-2,6	321 951
2011	January	792	-10,4	1 293	2 160	2 651	48,8	315 483	0,2	323 092
	February	1 132	-12,8	1 320	2 666	2 870	46,0	311 674	-1,7	321 815
	March	1 613	-4,6	1 380	2 983	2 470	55,9	326 557	-4,8	320 240
	April	1 605	-13,1	1 343	3 308	2 620	51,3	327 805	-3,4	326 420
	May	2 007	10,0	1 413	3 556	2 636	53,6	331 537	-2,7	322 726
	June	1 901	14,7	1 435	3 298	2 682	53,5	328 695	-2,0	322 609
	July	1 603	15,4	1 490	3 082	2 804	53,1	334 444	1,4	326 055
	August	1 642	25,8	1 474	2 987	2 690	54,8	325 322	-0,4	325 503
	September	1 345	4,9	1 419	2 585	2 538	55,9	332 782	2,4	332 473
	October	1 272	10,2	1 465	2 193	2 545	57,6	320 306	1,0	326 942
	November									
	December									
	Q3 2010	3 976	-29,7		8 380			327 181	1,1	
	Q3 2011	4 590	15,4		8 654			330 694	1,1	
	YTD 2010	14 332	-15,3		30 130			330 739	3,2	
	YTD 2011	14 912	4,0		28 818			326 656	-1,2	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
October 2011

		Interest Rates			NHPI, Total, Edmonton CMA 2007=100	CPI, 2002 =100	Edmonton Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2010	January	610	3,60	5,49	88,7	122,4	636	7,1	72,7	920
	February	604	3,60	5,39	89,0	122,9	630	6,9	71,8	905
	March	631	3,60	5,85	88,7	122,3	622	7,3	71,1	896
	April	655	3,80	6,25	89,2	122,6	623	7,6	71,3	897
	May	639	3,70	5,99	89,2	122,8	630	7,3	71,9	907
	June	633	3,60	5,89	89,0	122,7	637	7,0	72,2	918
	July	627	3,50	5,79	89,0	123,5	634	6,8	71,7	925
	August	604	3,30	5,39	89,1	122,9	634	6,8	71,5	943
	September	604	3,30	5,39	89,1	122,8	634	6,5	71,2	950
	October	598	3,20	5,29	89,1	123,3	637	6,2	71,3	950
	November	607	3,35	5,44	89,2	123,0	640	5,9	71,4	938
	December	592	3,35	5,19	89,1	123,1	646	5,8	71,8	935
2011	January	592	3,35	5,19	89,0	123,9	650	5,8	72,3	929
	February	607	3,50	5,44	90,0	124,3	657	5,8	72,9	932
	March	601	3,50	5,34	89,8	124,8	659	5,8	73,0	937
	April	621	3,70	5,69	89,6	126,2	659	5,7	72,9	944
	May	616	3,70	5,59	89,8	126,5	660	5,6	72,7	950
	June	604	3,50	5,39	90,1	125,6	663	5,4	72,8	954
	July	604	3,50	5,39	90,0	125,9	669	5,3	73,2	951
	August	604	3,50	5,39	89,9	126,6	675	5,3	73,7	950
	September	592	3,50	5,19	89,6	126,4	681	5,3	74,4	948
	October	598	3,50	5,29		127,6	682	5,4	74,4	951
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for more than 65 years.

Together with other housing stakeholders, we help ensure that the Canadian housing system remains one of the best in the world. We are committed to helping Canadians access a wide choice of quality, environmentally sustainable and affordable housing solutions that will continue to create vibrant and healthy communities and cities across the country.

For more information, visit our website at www.cmhc.ca

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.
Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/housingmarketinformation

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to priced, printed editions of MAC publications, call 1-800-668-2642.

©2011 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

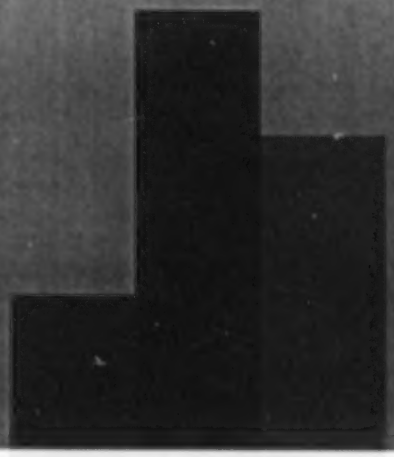
Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please contact: the Canadian Housing Information Centre (CHIC) at mailto:chic@cmhc.gc.ca; 613-748-2367 or 1-800-668-2642.

For permission, please provide CHIC with the following information:
Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

Housing market intelligence you can count on



FREE REPORTS AVAILABLE ON-LINE

- Canadian Housing Statistics
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Northern Housing Outlook Report
- Preliminary Housing Start Data
- Renovation and Home Purchase Report
- Rental Market Provincial Highlight Reports *Now semi-annual!*
- Rental Market Reports, Major Centres
- Rental Market Statistics *Now semi-annual!*
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports

Get the market intelligence you need today!
Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

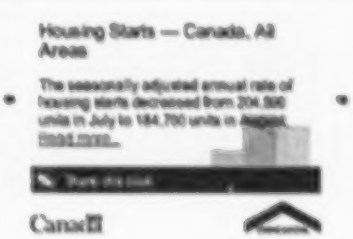
CMHC's Market Analysis Centre e-reports provide a wealth of detailed local, provincial, regional and national market information.

- **Forecasts and Analysis –** Future-oriented information about local, regional and national housing trends.
- **Statistics and Data –** Information on current housing market activities — starts, rents, vacancy rates and much more.

✓ Housing Market Information

✓ Monthly Housing Starts

✓ One simple tool to share or host on your website


Housing Starts — Canada, All Areas
The seasonally adjusted annual rate of housing starts decreased from 204,500 units in July to 184,700 units in August.
read more...
Canada

64171_2011_M11